



I/TO:
MR DANIEL CONNOLLY, HOURIGAN CONNOLLY
7 SWAN SQUARE
15, SWAN STREET
MANCHESTER
M45JJ

Ymgeisydd/Applicant:
BROOMCO (3857) LTD
7 SWAN SQUARE
15, SWAN STREET
MANCHESTER
M45JJ

{DECLIP}

Cais Rhif: C13/0403/39/LL
Application Number:

Cofrestrwyd: 09/04/2013
Registered:

**DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990**

**GORCHYMYN (DATBLYGU YN GYFFREDINOL A GANIATEIR) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

**GORCHYMYN (TREFNIADAETH DATBLYGU CYFFREDINOL) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **GWRTHOD** y datblygiad a geisiwyd gennych, sef:

*The above named Council being the Local Planning Authority **HEREBY REFUSE** the development proposed by you, namely:*

Bwriad/Proposal DYMCHWEL GWESTY PRESENNOL, ADEILADU STRWYTHUR DEFNYDD CYMYSG YN CYNWYS CYFLEUSTER SBA A GWESTY 42 YSTAFELL WELY, BWYTY/BAR A 18 APARTMENT PRESWYL GYDA LLEFYDD PARCIO, ARDALOEDD GWASANAETHU A TIRLUNIO CYSYLLTIOL / DEMOLITION OF EXISTING HOTEL, CONSTRUCTION OF A MIXED USE STRUCTURE INCORPORATING A 42 BEDROOM HOTEL AND SPA FACILITY, A RESTAURANT/BAR AND 18 RESIDENTIAL APARTMENTS WITH ASSOCIATED CAR PARKING, SERVICING AREAS AND LANDSCAPING

Lleoliad/Location White House Hotel, Abersoch, Pwllheli, LL537AG

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 16/06/2014 am y rheswm (rhesymau) a nodir trosodd:

in accordance with the application and plans decided on 16/06/2014 for the reason(s) specified over :

RHEOLWR RHEOLAETH DATBLYGU / DEVELOPMENT MANAGEMENT MANAGER
ar ran Pennaeth Adran Rheoleiddio (Cynllunio, Trafnidiaeth a Gwarchod y Cyhoedd)
on behalf of the Head of Regulatory Department (Planning, Transportation and Public Protection)

Dyddiad/Date 26/06/2014

**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

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Y rheswm (rhesymau) am ddyfarniad y Cyngor i wrthod y datblygiad a nodwyd eisoes yw (ydyw):

The reason(s) for the Council's decision to refuse permission for the development specified is (are):

1. Nid oes tystiolaeth sydd yn profi na fyddai'n hyfyw i'r cynllun gynnwys elfen o gyfraniad tuag at dai fforddiadwy ac nid yw'r cyfraniad ariannol a gynigwyd yn ddigonol ac felly mae'r bwriad yn groes i Bolisi CH4 Cynllun Datblygu Unedol Gwynedd a Chanllaw Cynllunio Atodol : Tai Fforddiadwy (Tachwedd 2009).

There is no evidence which proves that it would not be viable for the scheme to include an element of a contribution towards affordable housing and the financial contribution offered is insufficient and, therefore, the proposal is contrary to Policy CH4 of the Gwynedd Unitary Development Plan and Supplementary Planning Guidance: Affordable Housing (November 2009).

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Polisi A2, A3, B8, B10, B12, B19, B20, B22, B23, B25, B27, C1, C3, C7, CH4, CH10, CH30, CH33, CH36, D13, D14, D15 o Gynllun Datblygu Unedol Gwynedd 2001-2016 a Canllaw Cynllunio Atodol: Llety Gwyliau, Canllaw Cynllunio Atodol: Cynllunio ar gyfer adeiladu'n gynaliadwy, Canllaw Cynllunio Atodol: Tai Fforddiadwy, Canllaw Cynllunio Atodol:Cynllunio a'r Iaith Gymraeg, Canllaw Cynllunio Atodol: Datblygiadau tai a llecynnau agored o werth adloniadol.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Policy A2, A3, B8, B10, B12, B19, B20, B22, B23, B25, B27, C1, C3, C7, CH4, CH10, CH30, CH33, CH36, D13, D14, D15 of the Gwynedd Unitary Development Plan 2001-2016, Supplementary Planning Guidance:Holiday Accommodation, Supplementary Planning Guidance:Planning for Sustainable Building, Supplementary Planning Guidance:Affordable Housing, Supplementary Planning Guidance:Planning and the Welsh Language, Supplementary Planning Guidance:Housing Developments and Open Spaces of Recreational Value.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES